

Other Permitted Uses in NC Zoning District

- Adult Day Care Center
- Banquet Hall
- Family Day Care (5 children or less)
- Financial Inst.- Banks, Credit Unions, Investment Brokerage Establishment.*
- Funeral Home
- Greenhouses, Nurseries, Retail
- Group Homes (up to 6 persons)*
- Health Club, Fitness Club
- Home Occupation Office*
- Indoor Auction House
- Laundromat, Self Service
- Libraries, Museums
- Mixed-use Residential
- Non-public Technical, Vocational Education Facilities
- Packaging, Shipping, Mail Service
- Personal Care Services
- Place of Religious Assembly
- Private Clubs
- Private Educational and Child Care Facilities* (includes charter schools)
- Public Education Facilities
- Public Parks and Recreational Facilities
- Public Safety Facility
- Repair and Service Shop- General Merchandise
- Restaurant – Sports Bar, Amusement
- Restaurant/Bar, Coffee/Sandwich
- Sewage Lift or Pump Station*
- Shop, Cafeteria, Outdoor Café*
- Showrooms – Retail Sales
- Studios – Photographic and Instructional
- Theater (Movie, Performing Arts)
- And other uses permitted by public hearing

NC

NC Zoning District Neighborhood Commercial

Permitted Uses - Typical

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|-----------------------------------------------------|-------------------------------------------------------------|
| • Animal Hosp/Veterinarian Clinic | • Hotels, Motels, Lodging* |
| • Arcade, Video Games, Electronic Gaming | • Indoor Pet Grooming, Pet Sitting |
| • Blood Banks, Diagnostic Medical Treatment Centers | • Medical office, Medical Clinic |
| • Building Materials* | • Miniature Golf |
| • Check Cashing, Bill Payments | • New Vehicle Parts Sales, Installation and Service |
| • Convenience Store | • New/Used Donated Goods Center* |
| • Copy, Printing Center | • Office – Business, Sales, Professional, Semi-Professional |
| • Cosmetic Surgery, Beauty Clinics | • Outside Car Wash Hand Wash* |
| • Customer Service Center | • Parking Garage - Commercial Lot |
| • Drug/Pharmacy Store | • Plant Nursery Retail or Wholesale* |
| • Dry Cleaning | • Prof. Semi-Prof. Services |
| • Enclosed Car Wash* | • Retail – home improvement, |
| • Equipment and Toll Rental | • Retail- General Single Use |
| • Food Specialty Store | • Vehicle Fueling Stations and Sales |
| • Grocery Store | • Vehicle Minor Repair- Mechanical Service |

* Please refer to the Miami Gardens Land Development Code, Article IX, Sections 9-10 and Section 9-20 for use regulations.

*** Please note that The Land Development Code may be subject to amendments from time to time. Verify all information with the Planning and Zoning Department.

**CITY OF MIAMI GARDENS
PLANNING AND ZONING DEPARTMENT**



A Public Information Service of
PLANNING AND ZONING DEPARTMENT
1515 NW 167th Street, Building 5, Suite 200,
Miami Gardens, Florida 33169, 305-622-8023

Lot and Density Parameters

- Minimum lot frontage = 50 ft
- Minimum net lot area = 5,000 sf
- Maximum Floor Area Ratio = .50

Lot Coverage, Permitted Impervious Areas

- Maximum impervious area = 70% of net lot area

Building Height

- Principal building height = 35 ft / 2 stories

Principal Building Setbacks and Spacing

- Minimum front setback = 10 ft
- Minimum rear setback = 10 ft
- Minimum interior side setback = 25 ft
- Minimum side street setback = 15 ft
- Minimum rear setback abutting residentially zoned lot = 25 ft
- Minimum rear setback separated from residentially zoned lot by street, alley or other right-of-way = 25 ft
- Minimum spacing between buildings = 10 ft

Accessory Building Lot Coverage, Permitted
Impervious Areas

- Maximum lot coverage of accessory building within required rear yard = 30%

Accessory Building Height

- Accessory building height = 20 ft/1 story

Accessory Building Setbacks and Spacing

- Not permitted in front yard
- Minimum rear setback = 10 ft
- Minimum interior side setback = 10 ft
- Minimum side street setback = 10 ft
- Minimum rear setback abutting residentially zoned lot = 25 ft
- Minimum rear setback separated from residentially zoned lot by street, alley or other right-of-way = 25 ft
- Minimum space between buildings = 10 ft